

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Reclassification Of Area Shown On Map Number 11-G.
(As Amended)
(Application Number A-4374)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 11-G in the area bounded by:

a line 92 feet south of and parallel to West Wilson Avenue; North Malden Street; a line 92.03 feet south of and parallel to West Wilson Avenue; the alley next east of and parallel to North Malden Street; a line 250 feet north of and parallel to West Sunnyside Avenue; North Malden Street; a line 300 feet north of and parallel to West Sunnyside Avenue; and the alley next west of and parallel to North Malden Street,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 12-D.
(As Amended)
(Application Number 13086)

IPD 763

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 12-D in the area bounded by:

a line 488 feet north of East 55th Street; the alley next east of South Greenwood Avenue; a line 463 feet north of East 55th Street; a line 182 feet east of South Greenwood Avenue; a line 426 feet north of East 55th Street; South University

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Avenue; East 55th Street; and South Greenwood Avenue,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 763.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately one hundred fifty-four thousand two hundred two (154,202) square feet (three and fifty-four hundredths (3.54) acres) of property which is depicted on the attached Planned Development Boundary and Property Map (the "Property") and is owned or controlled by the Lutheran School of Theology at Chicago. With the consent of the Lutheran School of Theology at Chicago, the McCormick Theological Seminary ("Applicant") makes this application.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant, and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto

(administrative, legislative or otherwise) is made or authorized by the Applicant, the legal titleholder and any ground lessor.

4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan, a Landscape Plan and Building Elevations prepared by Knight Architects Engineers Planners, Inc., dated September 14, 2000. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as this Planned Development shall be colleges and universities, uses incidental or accessory to colleges and universities, and accessory parking and non-accessory, student parking; provided, parking for the general public shall not be a permitted use.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. Institution identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. In addition, prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval"), a proposed landscape plan for the interior courtyard of the Property, as defined as that part of the Property bounded by (i) the existing improvements and (ii) the proposed building improvements on the Site Plan, shall be submitted to the Department for review and approval.
11. For purposes of maximum floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in a single location, regardless of placement in the building, shall be excluded.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all

buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to the former R4 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Lower Level Parking Map; Landscape Plan; Planting Schedule; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 42354 through 42364 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 763.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

228,690 square feet (5.25 acres) = 154,202 square feet (3.54 acres) + 74,692 square feet (1.71 acres).

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Maximum Permitted Floor Area Ratio:	1.1.
Minimum Setbacks:	In accordance with the Site Plan.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Off-Street Parking Spaces:	190.
Minimum Number of Off- Street Loading Spaces:	1.
Maximum Building Height:	In accordance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 13-G.
(Application Number A-4424)*

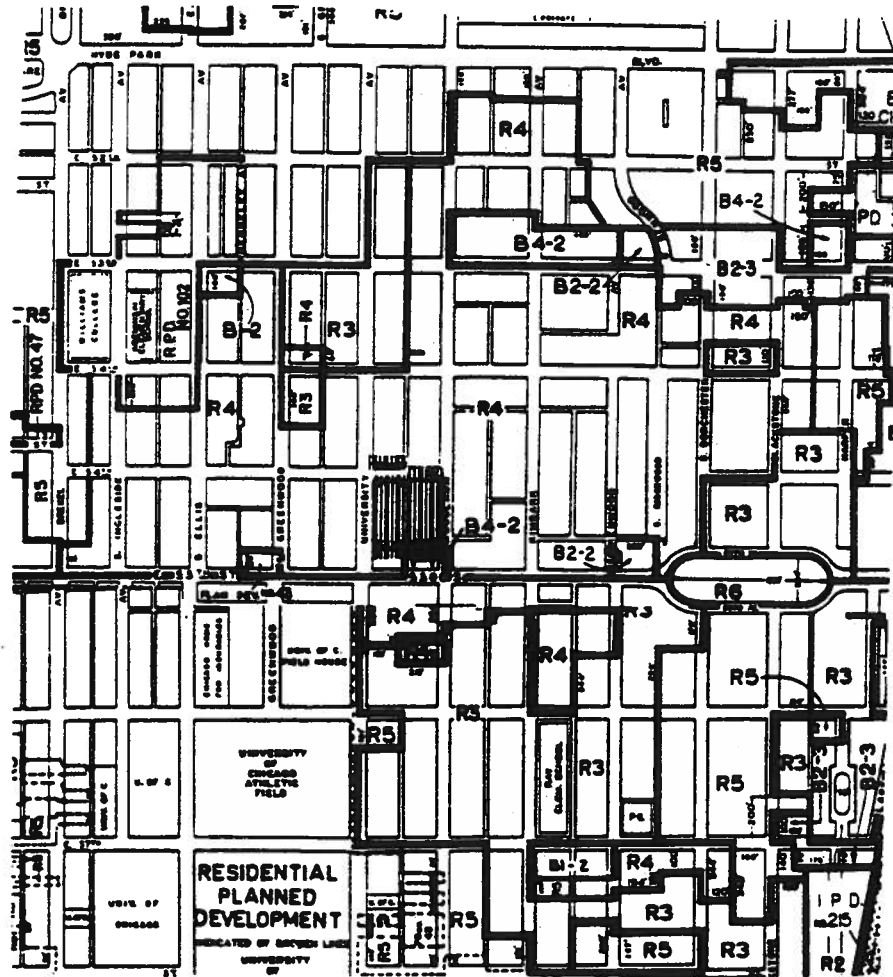
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Winnemac Avenue; a line 61.08 feet west of and parallel to North Glenwood Avenue; a line 115.5 feet south of and parallel to West Winnemac Avenue; a line 190.11 feet west of and parallel to North Glenwood Avenue; West Argyle Street; the alley next west of North Glenwood Avenue; a line 210 feet south of and parallel to West Argyle Street; North Glenwood Avenue; a line 230 feet south of and parallel to West Argyle Street; the alley next east of North Glenwood Avenue; the alley next

(Continued on page 42365)

Existing Zoning Map.



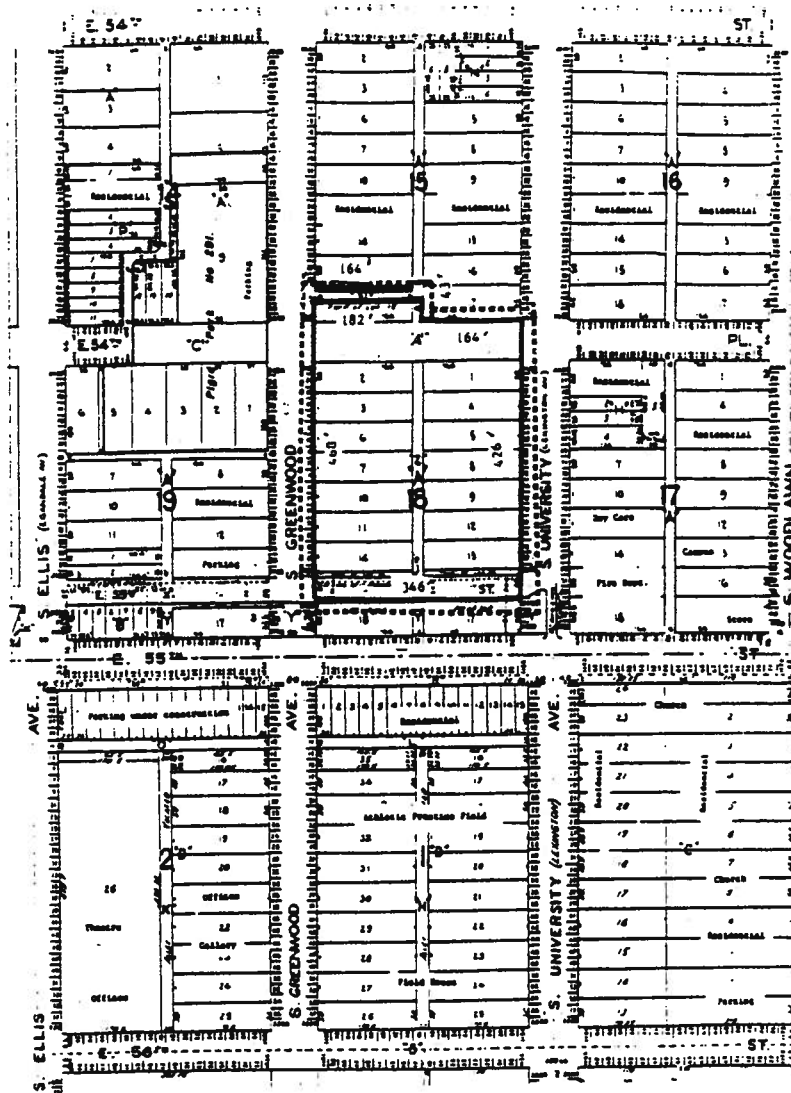
APPLICANT: McCormick Theological Seminary
1100 East 55th Street
Chicago, Illinois 60615

SUBJECT PROPERTY



Date: July 18, 2000

Planned Development Boundary
And Property Line Map.



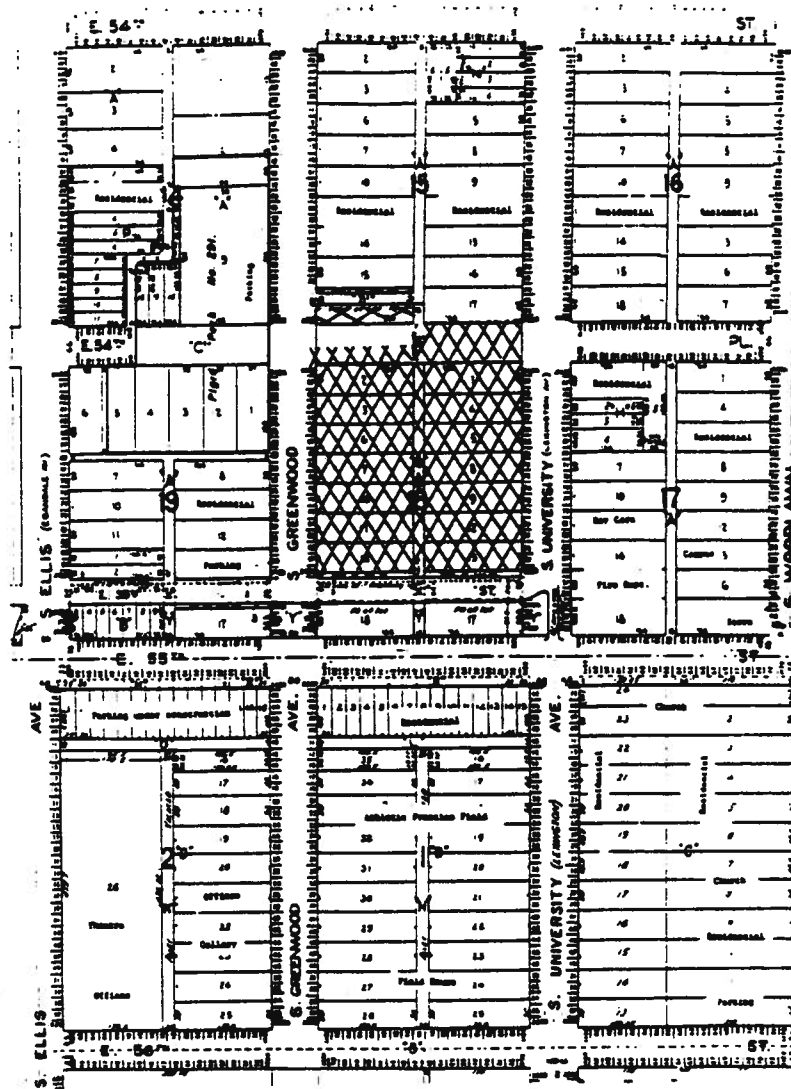
APPLICANT: McCormick Theological Seminary
1100 East 55th Street
Chicago, Illinois 60615

Date: July 18, 2000

Planned Development
Boundary

Property Line _____

Existing Land-Use Map.



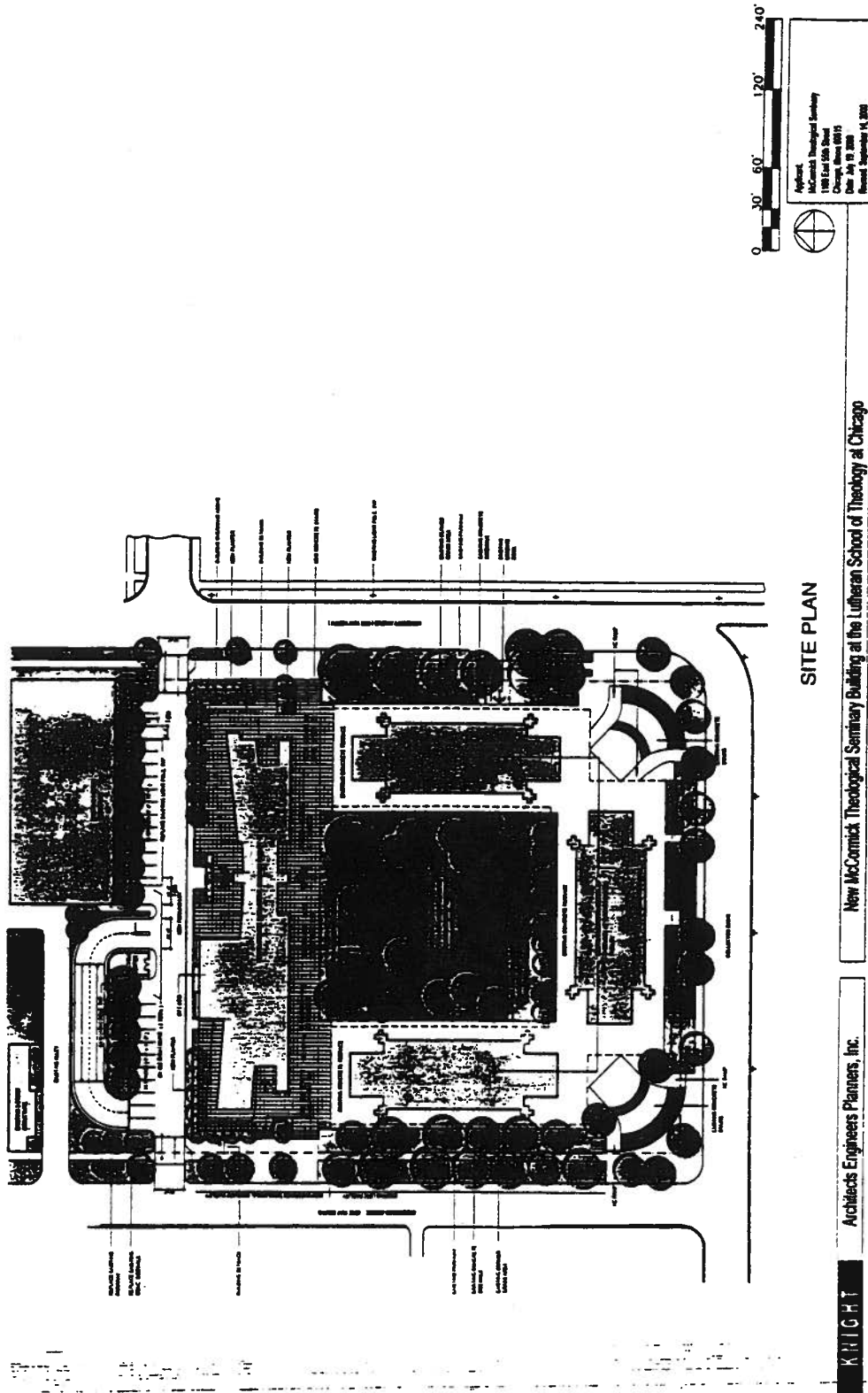
**SUBJECT
PROPERTY**



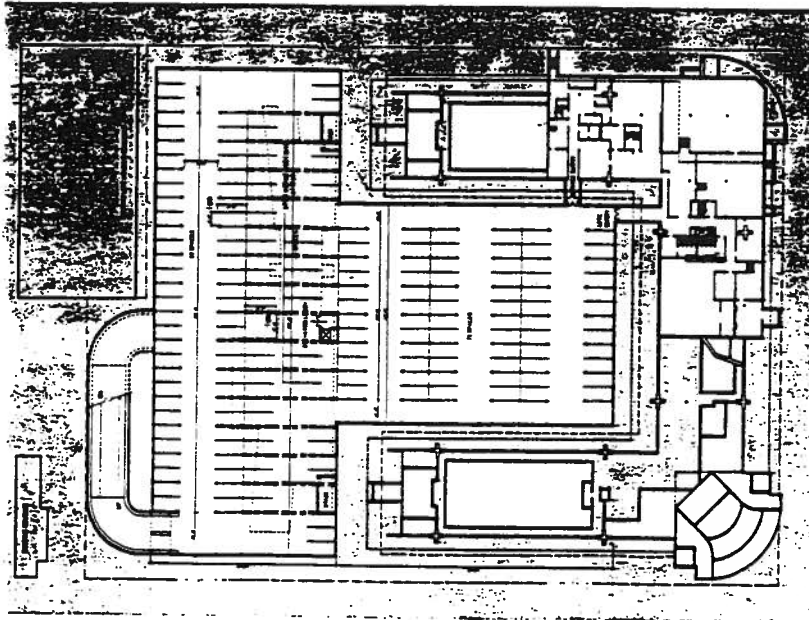
APPLICANT: McCormick Theological Seminary
1100 East 55th Street
Chicago, Illinois 60615

Date: July 18, 2000

Site Plan.



Lower Level Parking Map.



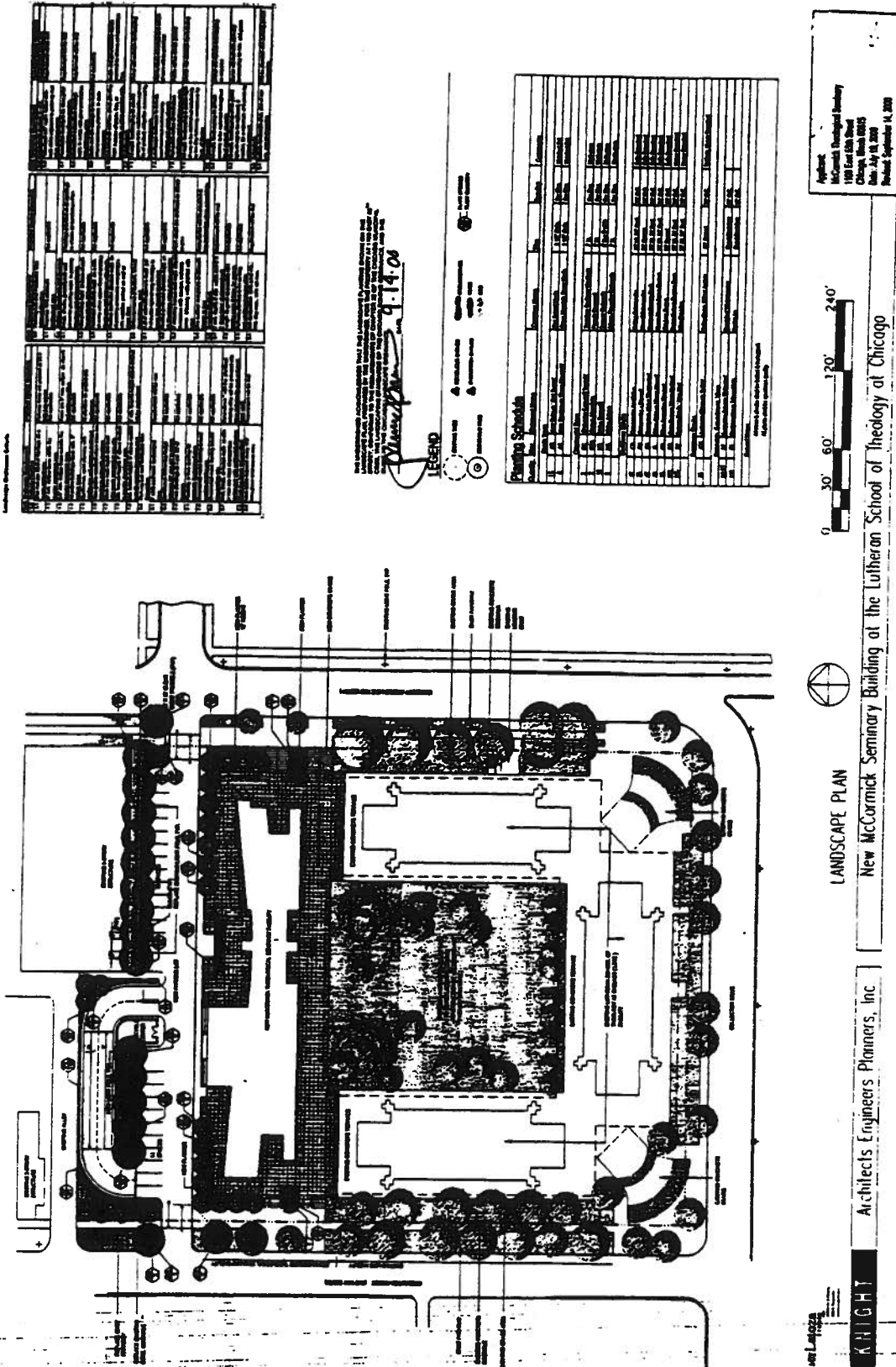
LOWER LEVEL PARKING

Architects Engineers Planners, Inc.

New McCormick Theological Seminary Building at the Lutheran School of Theology at Chicago

Applicant:
McCormick Theological Seminary
1100 East 58th Street
Chicago, Illinois 60635
Date: July 11, 2000
Revised: September 14, 2000

Landscape Plan.



Planting Schedule.

Planting Schedule

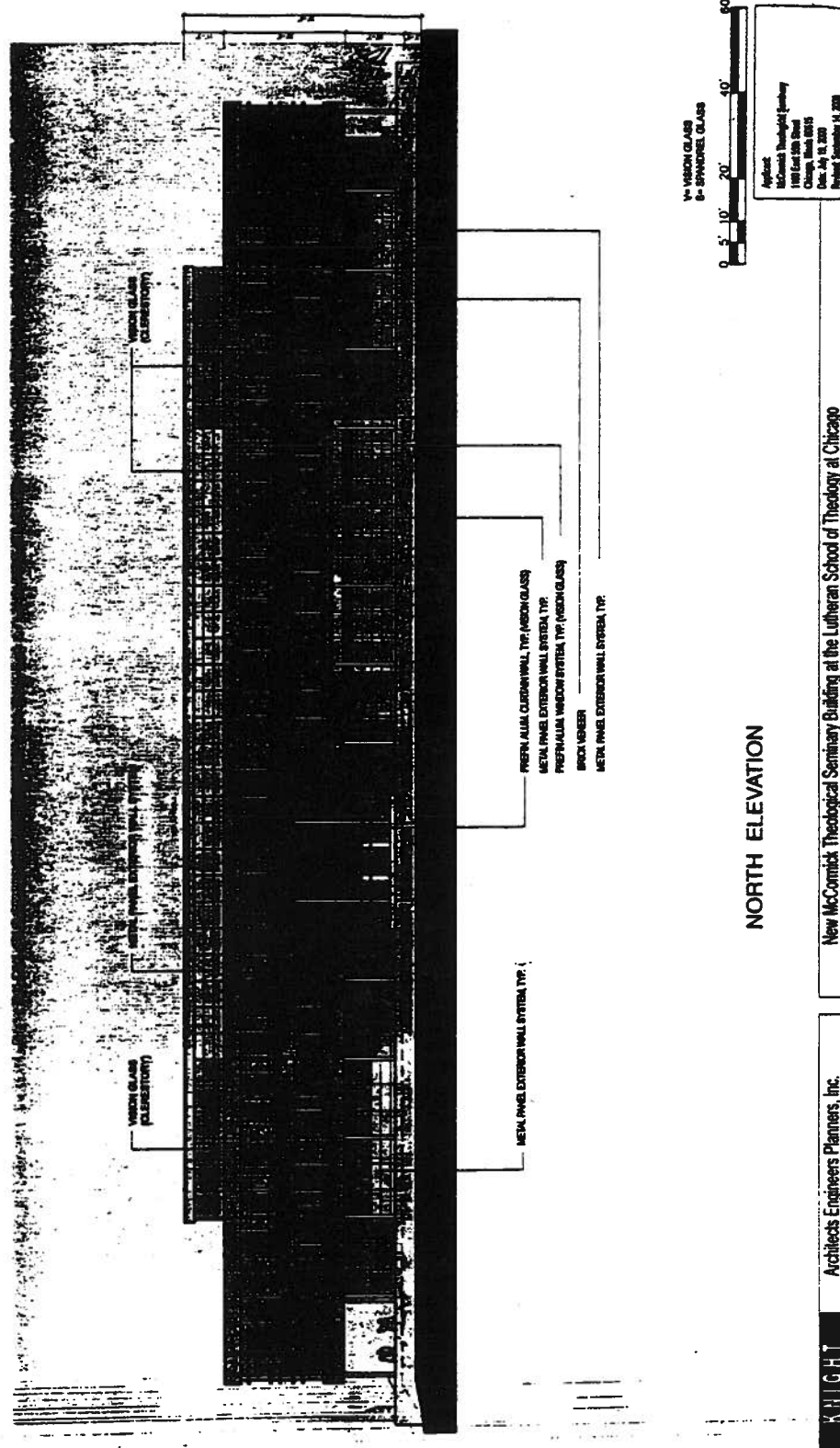
Quantity	Key	Botanical Name	Common Name	Size	Spacing	Comments
Shade Trees						
12	AR	Acer Rubrum 'Red Sunset'	Red Sunset Maple	3 1/2" Calib.	Per Plan	Matched Set
5	AS	Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	3 1/2" Calib.	Per Plan	Matched Set
Ornamental Trees						
3	CC	Cornus rugosa 'Inermis'	Thornless Cocksour Hawthorn	7 ft.	Per Plan	Multi-stem
2	COA	Cornus alternifolia	Pagoda Dogwood	7 ft.	Per Plan	Multi-stem
18	MS	Malus Sargentii	Sargent Crabapple	6 ft. x 8" wide	Per Plan	Multi-stem
3	MA	Malus Adams	Adams Flowering Crabapple	7 ft.	Per Plan	Single stem
Deciduous Shrubs						
47	CA	Coloniae acutifolia	Peking Coloniae	36" Ht. 24" Spd.	36" O.C.	Fully Branched
36	CH	Coloniae x 'Hesse'	Hesse Coloniae	24" Spd.	24" O.C.	Fully Branched
47	EA	Eunomus alba 'Compactus'	Compact Burning Bush	36" Ht. 24" Spd.	36" O.C.	Fully Branched
12	R	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24" Ht. 24" Spd.	24" O.C.	Fully Branched
35	RA	Rhus aromatica 'Toi Toi'	Gen Low Sumac	30" Spd.	30" O.C.	Fully Branched
205	RR	Rosa rugosa 'Henry Hudson'	Henry Hudson Rugosa Rose	18" Ht. 24" Spd.	24" O.C.	Heavy Branched
62	SP	Syringa patula 'Miss Kim'	Miss Kim Lilac	30" Ht. 24" Spd.	36" O.C.	Heavy Branched
Evergreen Shrubs						
35	JCK	Juniperus chinensis 'Kallay'	Kallay Comp. Pfitzer Juniper	30" Spd.	36" O.C.	Uniform, Heavy Branched
Perennials, Groundcover, Vines						
2437	EF	Eunomus fortunei 'Colobatus'	Purplish Wintercreeper	Quant Container	12" O.C.	
110	PT	Parthenocissus tricuspidata	Boston Ivy	Quant Container	12" O.C.	
General Notes:						
All trees & shrubs shall be balled & burlapped						
All plants shall be specimen quality.						

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North Building Elevation.



East Building Elevation.

